

Hamilton

CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

Table with 2 columns: Field Name (TO, COMMITTEE DATE, SUBJECT/REPORT NO, WARD(S) AFFECTED, PREPARED BY, SUBMITTED BY, SIGNATURE) and Field Value.

RECOMMENDATION

That the City Clerk be directed to give notice of Council's intention to designate 1166 Garner Road West, Ancaster, (Shaver Homestead) shown in Appendix "A" attached to Report PED24026, as a property of cultural heritage value pursuant to the provisions of Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24026, subject to the following:

- (a) If no objections are received to the notice of intention to designate in accordance with the Ontario Heritage Act, City Council directs staff to introduce the necessary by-law to designate the property to be of cultural heritage value or interest to City Council;
(b) If an objection to the notice of intention to designate is received in accordance with the Ontario Heritage Act, City Council directs staff to report back to Council to allow Council to consider the objection and decide whether or not to withdraw the notice of intention to designate the property.

EXECUTIVE SUMMARY

This Report recommends designation of the Shaver Homestead, a significant nineteenth-century farmstead located at 1166 Garner Road West, Ancaster, under Part IV of the *Ontario Heritage Act*. The subject property is currently listed on the City's Inventory of Heritage Properties and the owner requested it be designated. Staff have completed an evaluation of the subject property using *Ontario Regulation 9/06* and determined that it has sufficient cultural heritage value or interest to warrant designation, as per the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes attached as Appendix "B" to Report PED24026.

Alternatives for Consideration – See Page 8

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: The designation process will follow the requirements of the *Ontario Heritage Act* and provide for adequate notice of Council's intention to designate the property. Formal objections may be made under the *Ontario Heritage Act* and considered by Council before either withdrawing the notice of intention to designate or passing a designation by-law. Once a designation by-law has been passed, any further objection would be heard before the Ontario Land Tribunal.

Designation under Part IV of the *Ontario Heritage Act* allows municipalities to recognize a property's cultural heritage value or interest, and to conserve and manage the property through the Heritage Permit process enabled under Sections 33 (alterations) and 34 (demolition or removal) of the *Act*.

Where alterations to designated properties are contemplated, a property owner is required to apply for, obtain, and comply with a Heritage Permit, for any alteration that "is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes" (Sub-section 33(1)).

The City of Hamilton also provides financial incentive programs, including development charge exemption and heritage grants and loans, to assist in the adaptive re-use and continued conservation of properties once they are designated.

HISTORICAL BACKGROUND

The subject property located at 1166 Garner Road West, Ancaster, shown in Appendix “A” attached to Report PED24026, is comprised of a complex of historic buildings constituting a farmstead constructed between circa 1830 and 1942. The subject property was first surveyed for potential heritage interest in the 1970s.

Between 1976 and 1985, the Ancaster Local Architectural Conservation Advisory Committee (former Heritage Committee) conducted an inventory of properties of potential heritage interest in the community. In 1984, as part of that inventory, a heritage research report was prepared for the subject property. A copy of this report “The Shaver House: 1166 Highway No. 53 West” was utilized in the writing of this report (as noted in the list of Research Sources attached as Appendix “D” to Report PED24026).

In October 2023, staff received a request from the owner to designate the subject property. Staff conducted a site visit of the property on November 14, 2023, at which time the owner expressed their continued interest in the designation of both external and internal heritage features of the property.

In January 2024, staff advised the owner of the recommendation to designate the property, provided them with a copy of the proposed Statement of Cultural Heritage Value or Interest and advised them of the Hamilton Municipal Heritage Committee meeting date that the recommendation would be considered.

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

The Recommendations of this Report are consistent with Provincial and Municipal legislation, policy, and direction, including:

- Determining the cultural heritage value or interest of a property based on design/physical value, historical/associative value, and contextual value criteria (*Ontario Heritage Act, Ontario Regulation 9/06*);
- Ensuring significant built heritage resources are conserved (*Provincial Policy Statement, 2020, Sub-section 2.6.1*); and,
- Designating properties of cultural heritage value under Part IV of the *Ontario Heritage Act* (Urban Hamilton Official Plan, Section B.3.4.2.3).

RELEVANT CONSULTATION

External

- Property Owner.

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In addition, Planning staff have emailed the Ward Councillor (Councillor C. Cassar) for Ward 12 and provided an overview of the reasons for designation and the process for designating a property.

ANALYSIS AND RATIONALE FOR RECOMMENDATION

The intent of municipal designation, under Part IV of the *Ontario Heritage Act*, is to enable a process for the management and conservation of significant cultural heritage resources. Once a property is designated, the municipality can manage change to a property through the Heritage Permit process to ensure that the significant features of the property are maintained.

Section 29(1) of the *Ontario Heritage Act* permits the Council of a municipality to designate property to be of cultural heritage value or interest where property meets two or more of the Criteria for Determining Cultural Heritage Value or Interest prescribed in *Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, which identifies nine criteria in three broad categories: Design / Physical Value; Historical / Associative Value; and Contextual Value. The evaluation of cultural heritage value or interest of the subject property was completed by Cultural Heritage Planning staff based on a site visit of the property, including the exterior and interior of its buildings, conducted on November 14, 2023 (see photographs attached as Appendix “C” to Report PED24026) and available secondary and primary research sources (attached as Appendix “D” to Report PED24026). As outlined below, based on staff’s cultural heritage evaluation, it was determined that the subject property meets 7 of the 9 criteria contained in *Ontario Regulation 9/06* in all three categories.

Design / Physical Value

1. The nineteenth-century farm property located at 1166 Garner Road West, Ancaster, known as the Shaver Homestead, comprises a collection of historic farm buildings built between circa 1830 and 1942. The property has physical value as a rare and representative example of an extant nineteenth-century Ontario farmstead, which consists of eleven distinct structures:
 - **Structure 1 – The Frame House** is a one-and-a-half-storey wooden frame structure built circa 1830. It has a side gable roof, shiplap siding, large double doors on the north and east elevations and an eight-panel wooden door, believed to be original. This structure is believed to be the front half of the original frame house built on this property, having been separated from the rear half and moved to its current location in 1856. The structure was extended towards the south to accommodate a workshop after the move, and a foundation was added circa 1930.

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- **Structure 2 – The Brick Farmhouse** is a two-and-a-half-storey brick dwelling built circa 1856. This structure has design value as a representative example of the Neo-Classical style of architecture as applied to a rural dwelling. The features typical of this style include its: rectangular plan; low-pitched gable roof with end returns; open pediment over projecting frontispiece; quarter-circle windows in gable ends; three-bay symmetrical façade; recessed central entrance; wooden front door flanked by sidelights and fluted pilasters, with transom overhead; and brick voussoir over entrance supported by ornamented wooden brackets on top of pilasters.

Attached to the rear (south) side is the rear half of Structure 1, used by the Shavers as a kitchen and woodshed. It is a one-and-a-half-storey frame structure built circa 1830. Notable features include its: gable roof; rooftop ventilator; vertical board siding; and, east and west porches, the west porch displaying elaborate scrollwork, curved supporting members, and a box enclosing a stone-lined well.

- **Structure 3 – The Bake/Wash House** is a one-storey vernacular brick structure built circa 1856. Notable features include its: front gable roof with brick end chimney; six-over-six hung wood windows with brick voussoirs and lug sills; facades laid in Common bond; two-panel wooden door; and interior brick hearth/ bake oven. This structure is believed to have been built with bricks leftover from the construction of the farmhouse.
- **Structure 4 – The Outhouse** is a one-storey vernacular wood-frame building, built in the mid-nineteenth century. It has a gable roof and wooden siding.
- **Structure 5 – The Smokehouse** is a one-storey vernacular wood-frame building, built in the mid-nineteenth century. It has a gable roof and wooden siding.
- **Structure 6 – The Icehouse** is a two-storey vernacular wood-frame building, built circa 1875. It has a front gable roof, board-and-batten wood siding, and entryways on both stories.
- **Structure 7 – The Free-Standing Milkhouse** is a one-storey vernacular wood-frame building, built circa 1920. It has a hip roof and shiplap siding.
- **Structure 8 – The Dairy Barn** is a three-bay bank barn built in 1837. It has a gable roof, a raised stone foundation added in 1910, a concrete silo added in the first half of the twentieth century, an attached concrete block milk house built circa 1942, and sheet metal siding.

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- **Structure 9 – The Horse Barn** is a three-bay barn built before 1871. It has a gable roof, a raised stone foundation added in 1910 and sheet metal siding.
 - **Structure 10 – Shed** is a single-storey wooden frame structure built before 1950. This structure is not considered to be of heritage value or interest.
 - **Structure 11 – Equipment Shed** is a single-storey structure building built in 1959. This structure is not considered to be of heritage valuer or interest.
2. The 1856 brick farm house (Structure 2) demonstrates a high degree of craftsmanship, including its: open pediment over the projecting frontispiece; returning eaves in east and west gables; quarter-circle windows with brick voussoirs in east and west gables; dichromatic brick voussoirs on window and door openings; round-head second-storey window with raised bricks bearing the date “1856”; wooden door surround with fluted columns and carved brackets; dichromatic raised brick corner quoins; stretcher bond brickwork on north elevation; scrollwork, chamfered posts and curved roof supports on the west side porch; and curved porch roof on east side and west side porches.
3. The property does not appear to demonstrate a high degree of technical or scientific achievement.

Historical / Associative Value

4. The property has historical value as it is associated with the prominent local family the Shavers, and with the theme of nineteenth-century settlement in Ancaster Township. The Shavers were one of the primary settlement families who helped shape the historical trajectory of the community of Ancaster. The family can trace its roots in Upper Canada to the immigration of John Shaver (1739-1795), a German-born United Empire Loyalist who moved to the Ancaster area in 1789. Of note among his ten children was William Shaver (1771-1830), the second son, who purchased the subject property in 1811, and was instrumental in the founding of Bethesda United Church in 1825. William’s children were involved in erecting many of the Shaver Family properties in existence today. William’s son Philip (1804-1869) constructed 1028 and 1034 Garner Road West, while two other sons John (1799-1861) and William Jr. (1815-1889) were responsible for constructing the nineteenth century buildings at 1166 Garner Road West. This property has remained in the Shaver family to the present day.

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5. The property has the potential to yield information that contributes to understanding Ancaster as a community. The extended Shaver family stay connected to one another through their stewardship of the Shaver Family Cemetery at 1156 Wilson Street West. The family maintains a newsletter and a website and have hosted a large family reunion at 1166 Garner Road West property since 1937. These reunions have brought together descendants of John Shaver (1739 -1795) living across North America.
6. The property does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer, or theorist who is significant to the community.

Contextual Value

7. The property is important in defining the former rural and agricultural character of the surrounding area. This property emphasizes the long-settled family farms which formerly dominated this stretch of Garner Road West. The ornamental features of the farmhouse and the complex of nineteenth century working buildings are visually distinctive and create a strong contrast with the surrounding modern development.
8. The property is functionally, visually, and historically linked to its surroundings. A farmstead constructed to work the surrounding lands, this property is on its original location, close to three heritage designated properties, all with strong connections to the Shaver family, namely two other Shaver family farmhouses at 1028 and 1034 Garner Road West; and the Shaver Family Cemetery at 1156 Wilson Street West.
9. The property is a local landmark. 1166 Garner Road West and its connection to the Shaver family is well-known enough to appear in several books about Ancaster history. When newly built, the brick farmhouse was featured as an engraving in Surtees' 1859 Map of Wentworth County. The Shaver Homestead has also been featured in a collection of Hamilton area heritage homes and in a roadside tour of Ancaster township.

Staff have determined that 1166 Garner Road West, Ancaster is of cultural heritage value or interest sufficient to warrant designation under Part IV of the *Ontario Heritage Act* and recommend designation according to the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes, attached as Appendix "B" to Report PED24026.

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ALTERNATIVES FOR CONSIDERATION

Under Part IV of the *Ontario Heritage Act*, the designation of property is a discretionary activity on the part of Council. Council, as advised by its Municipal Heritage Committee, may decide to designate property, or decline to designate property.

Decline to Designate

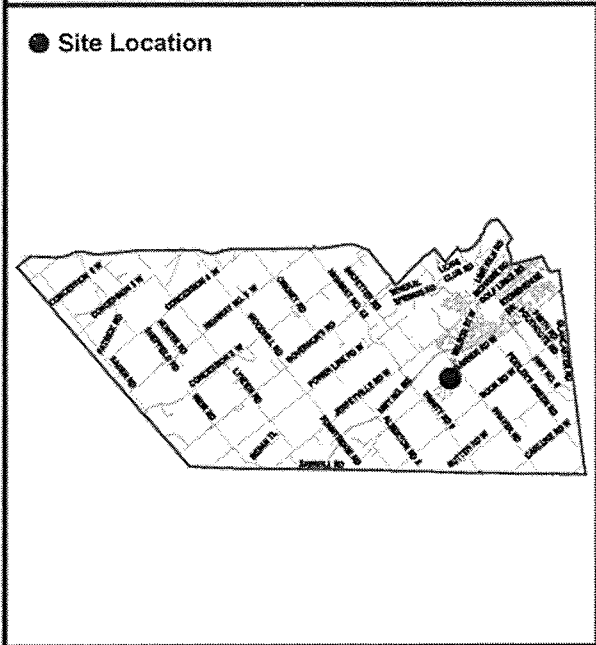
By declining to designate, the municipality would be unable to provide long-term, legal protection to this significant cultural heritage resource (designation provides protection against inappropriate alterations and demolition) and would not fulfil the expectations established by existing municipal and provincial policies.

Without designation, the property would not be eligible for the City's financial incentives for heritage properties, including development charge exemption and grant and loan programs. Designation alone does not restrict the legal use of property, prohibit alterations and additions, nor does it restrict the sale of a property, or been demonstrated to affect its resale value. However, designation does allow the municipality to manage change to the heritage attributes of a property through the Heritage Permit process. Staff does not consider declining to designate any of the properties to be an appropriate conservation alternative.

APPENDICES AND SCHEDULES ATTACHED

- Appendix "A" to Report PED24026 – Location Map
- Appendix "B" to Report PED24026 – Statement of Cultural Heritage Value or Interest
and Description of Heritage Attributes
- Appendix "C" to Report PED24026 – Photographs
- Appendix "D" to Report PED24026 – Research Sources

SD/AG/sd



Key Map - Ward 12

Location Map

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: 1166 Garner Rd W	Date: November 21, 2023
Appendix "A"	Scale: N.T.S.
Planner/Technician: SD/AL	

Subject Property

1166 Garner Road West

STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST AND DESCRIPTION OF HERITAGE ATTRIBUTES

Description of Property

The 36.45 hectare property municipally-addressed as 1166 Garner Road West, known as the Shaver Homestead, is comprised of a nineteenth-century farmstead consisting of nine historic structures built between circa 1830 and 1942. Two additional structures without heritage interest were constructed circa 1960. The property is located on the south side of Garner Road West, between Wilson Street West and McClure Road, in the community of Ancaster in the City of Hamilton.

Statement of Cultural Heritage Value or Interest

The property at 1166 Garner Road West has design and physical value as a representative and rare extant example of a nineteenth-century Ontario farmstead. It is comprised of nine distinct historic structures built over a more than one-hundred-year period between circa 1830 and 1942. These structures include the: wood-frame house built circa 1830; bank barn built in 1837; brick farmhouse built 1856; bakehouse built 1856; outhouse smokehouse and horse barn, all built in the mid-nineteenth century; icehouse built circa 1872; and milkhouse built circa 1920. The brick farmhouse also displays a high degree of craftsmanship, as demonstrated by its decorative dichromatic brickwork and elaborate scrollwork and curved roofs on the rear porches.

The property has a long-standing association with the Shavers, a prominent family in nineteenth-century Ancaster township who played a significant role in the development of the Ancaster community. John Shaver (1739-1795), a United Empire Loyalist, moved to the Ancaster area in 1789. His descendants, who purchased this property in 1811 and still own it today, are responsible for constructing a number of significant structures in the area. This property has served as the present-day gathering place for John Shaver's descendants, who hold a yearly family reunion at the Shaver Homestead.

Contextually, this property is important in defining the former rural agricultural character of the area. It emphasizes the long-settled nature of this stretch of Garner Road and contrasts strongly with the surrounding modern development. It is linked, functionally, visually, and historically to the surrounding area, being on its original location and in proximity to several other Shaver properties. This farmstead, having been featured in several publications, is considered a local landmark.

Description of Heritage Attributes:

Key attributes that embody the physical value of the property as a representative and rare extant example of a nineteenth-century Ontario farmstead, in demonstrating a high degree of craftsmanship, and its association with the Shaver family, include:

- All elevations and the roofline of the circa 1830 one-and-a-half-storey frame house, including its:
 - Side gable roof with returned eaves on north end;
 - Twelve- and six-pane wooden windows; and,
 - Eight paneled "loyalist" wooden doors.

- All elevations and the roofline of the circa 1856 two-and-a-half-storey brick farmhouse, including its:
 - Low pitch side gable roof with returned eaves and quarter-circle windows below the gables;
 - Brick chimneys on east and west side;
 - Red brick facades with buff brick voussoirs and projecting quoining;
 - Three-bay front façade with central projecting frontispiece with a gable roof with returned eaves;
 - Segmentally-arched window openings with six-over-six hung wooden windows, dressed stone lug sills;
 - Round-headed multi-pane hung wooden window in the second storey with three keystones, the central keystone inscribed "1856";
 - Central entrance with sidelights and transom, decorative wooden surround with fluted pilasters and ornamented brackets;
 - Four-paneled wooden door;
 - Projecting dressed stone base on front elevation;
 - Projecting buff brick base on side and rear elevations; and,
 - Stone foundation
 - Rear one-and-one-half-storey, gable-roofed circa 1830 wood-frame wing, including its:
 - Porch on west side elevation with elaborate scrollwork, curved roof supports and chamfered wooden posts, and encased water well; and,
 - Porch on east side elevation with curved roof supports.

- All exterior elevations, roofline, and interior of the circa 1856 one-storey brick bakehouse, including its:
 - Front gable roof;
 - Common bond brickwork;
 - Six-over-six windows with lug sills;
 - Two-panel wooden door; and,
 - Interior brick hearth and bake oven.

- All elevations and the roofline of the circa 1875 two-storey frame icehouse, including its:
 - Front gable roof;
 - Board doors on both stories of front elevation;

- Frame construction; and,
- Board and batten siding.

- All elevations and the roofline of the circa 1837 three-storey frame dairy barn, including its:
 - Side gable roof;
 - Frame construction;
 - Earthen ramp on front elevation;
 - Concrete block circa 1942 milk-house addition with a gable roof; and
 - Raised stone foundation.

- All elevations and the roofline of the circa 1871 three-storey frame horse barn, including its:
 - Side gable roof;
 - Frame construction; and,
 - Raised stone foundation.

Key attributes that embody the contextual value of the property as a defining feature of the historical character of Garner Road West, and its visual, historical and functional links to its surroundings, include its:

- Siting and massing of the historic farmstead structures, including the:
 - One-and-one-half storey frame house built circa 1830;
 - Two-and-one-half storey brick farmhouse built circa 1856;
 - One-storey brick bake/wash house built circa 1856;
 - One-storey frame outhouse, built in the mid-1800s;
 - One-storey frame smokehouse built in the mid-1800s;
 - Two-storey frame icehouse built circa 1875;
 - One-storey frame milkhouse built circa 1920;
 - Dairy barn built circa 1837 with its circa 1942 milkhouse addition; and,
 - Horse barn built circa 1871.

- Location of the property fronting onto Garner Road West with a deep setback from the road.

Photographs

All images taken by City of Hamilton on November 14, 2023, unless otherwise noted.



Figure 1: Front Elevation of Brick Farmhouse

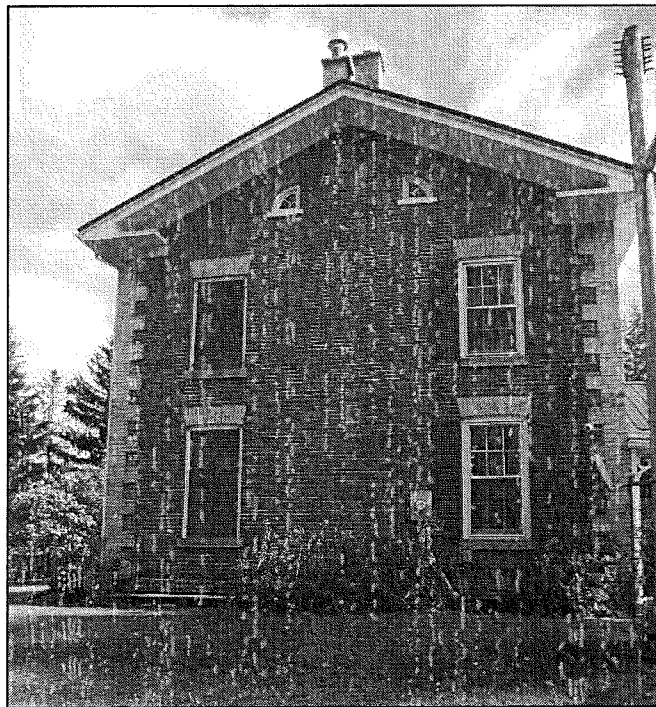


Figure 2: Side (West) Elevation of Brick Farmhouse

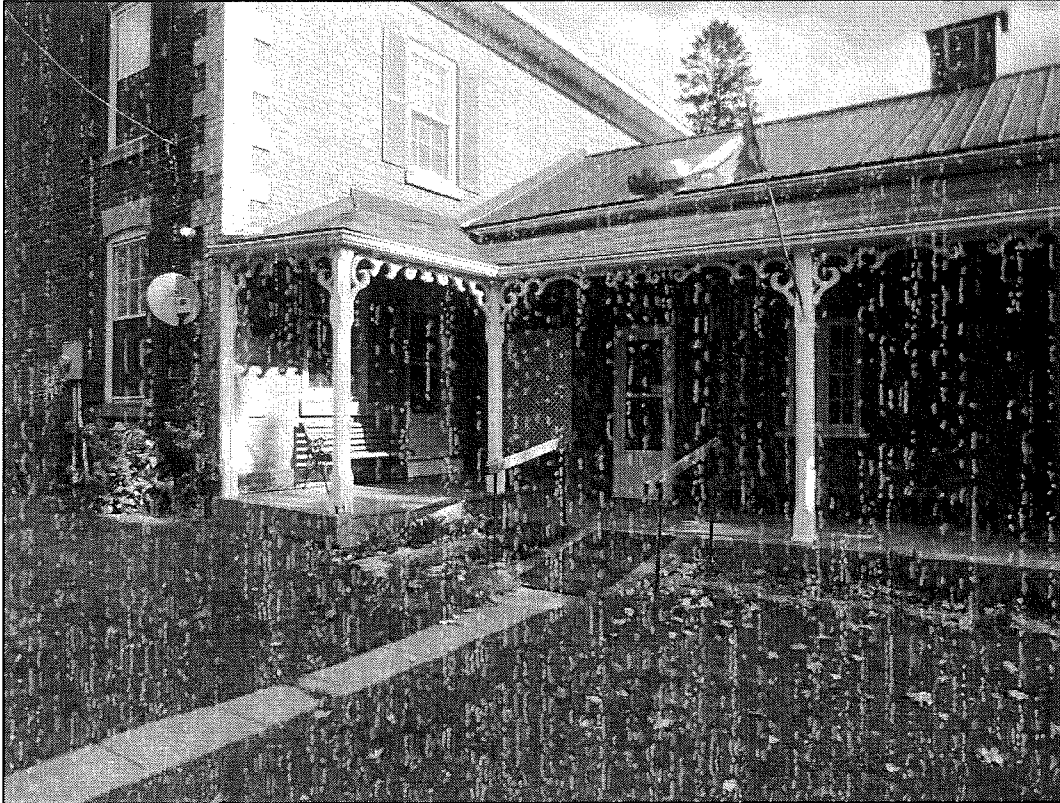


Figure 3: Side (West) Elevation of Farmhouse showing Porch and Frame Kitchen

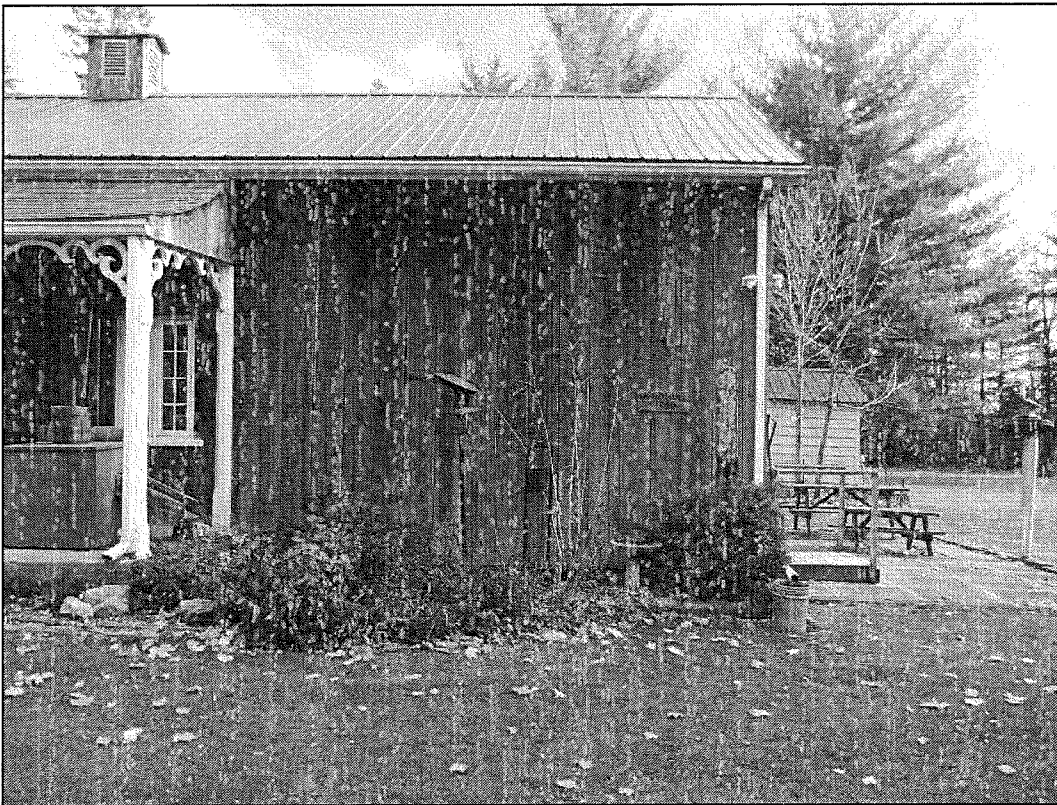


Figure 4: Rear of West Elevation of Farmhouse



Figure 5: Rear (South) Elevation of Farmhouse



Figure 6: Rear of West Elevation of Farmhouse

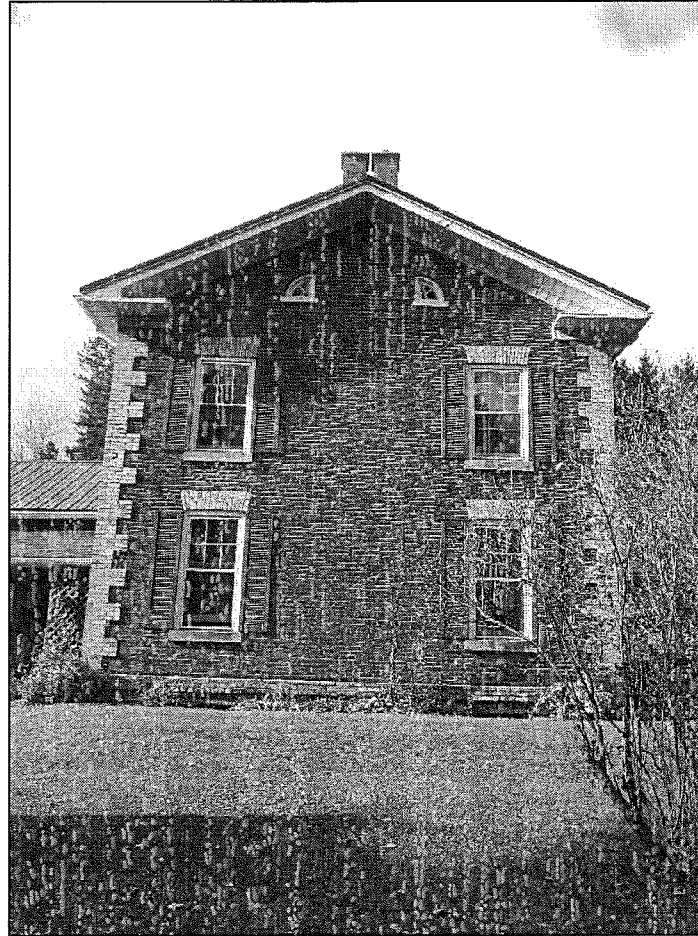


Figure 7: West Elevation of Farmhouse

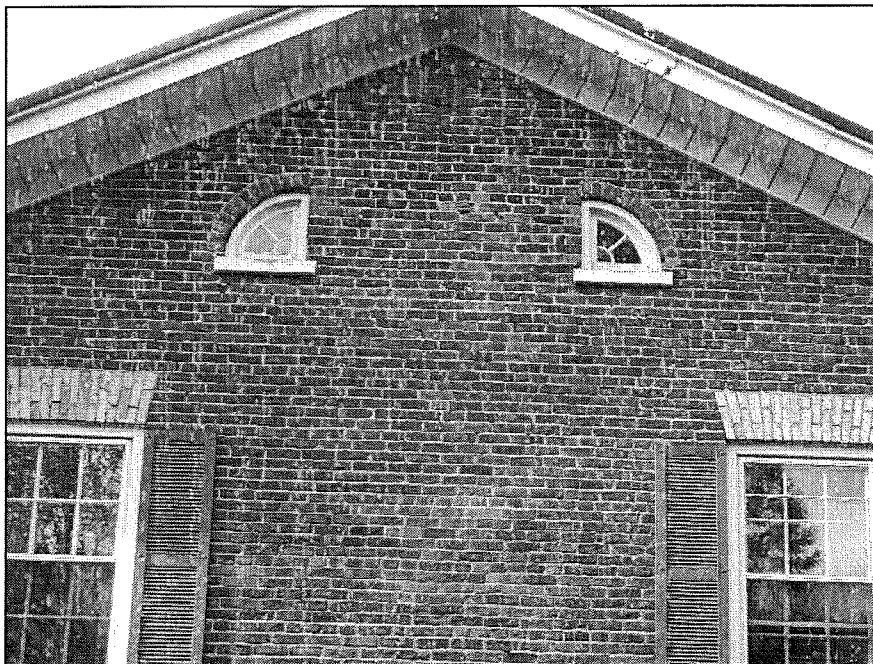


Figure 8: Quarter-Circle Windows on West Elevation of Farmhouse



Figure 9: Detail view of windows, stone foundation, and projecting quoins



Figure 10: Detail View of Main Entrance of Farmhouse



Figure 11: Detail of scrollwork on west side farmhouse porch



Figure 12: Detail of scrollwork on west side farmhouse porch



Figure 13: Detail of west side farmhouse porch



Figure 14: Detail of west side farmhouse porch



Figure 15: Detail of Shaver Family well

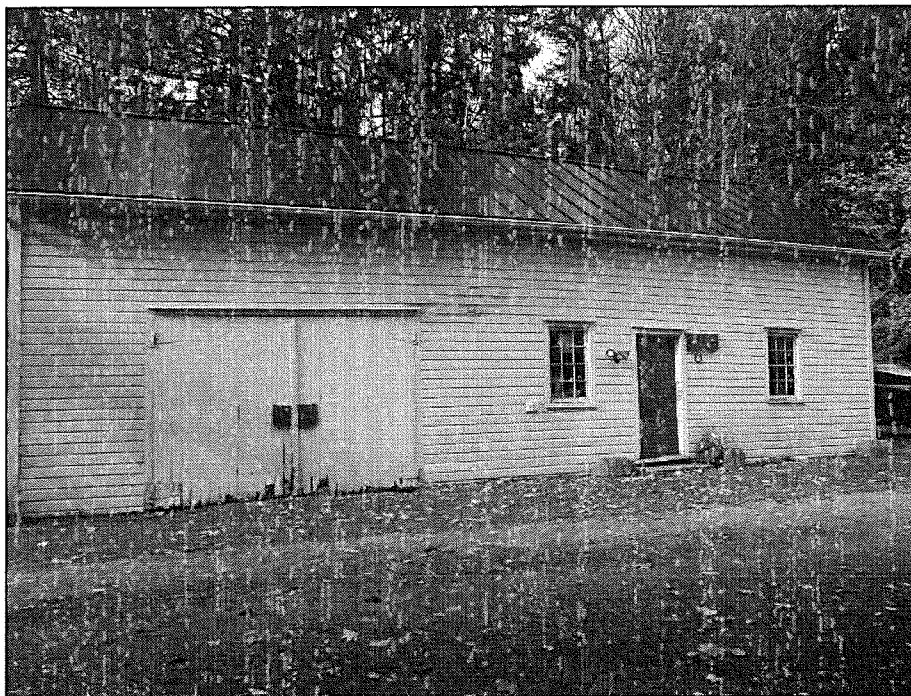


Figure 16: East Elevation of c. 1830 frame house



Figure 17: South Elevation of c.1830 frame house showing workshop extension

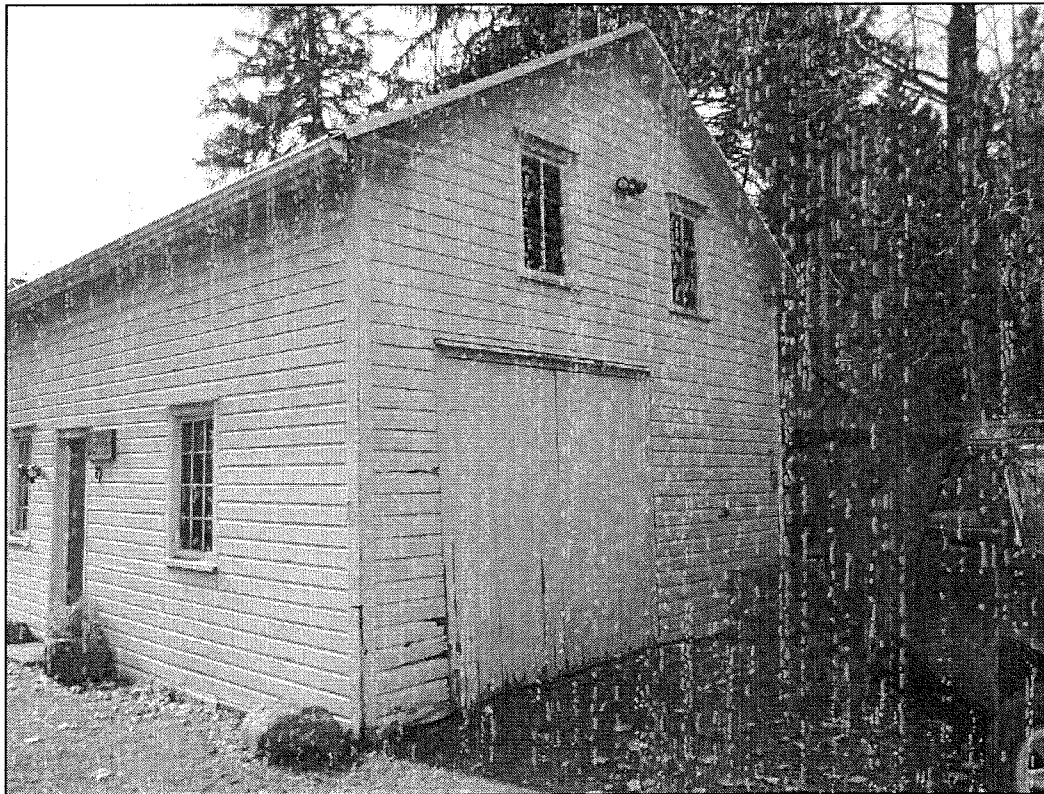


Figure 18: North Elevation of c.1830 frame house



Figure 19: Detail of paneled "Loyalist" door



Figure 20: View of c.1856 bakehouse



Figure 21: South Elevation of c. 1856 bakehouse

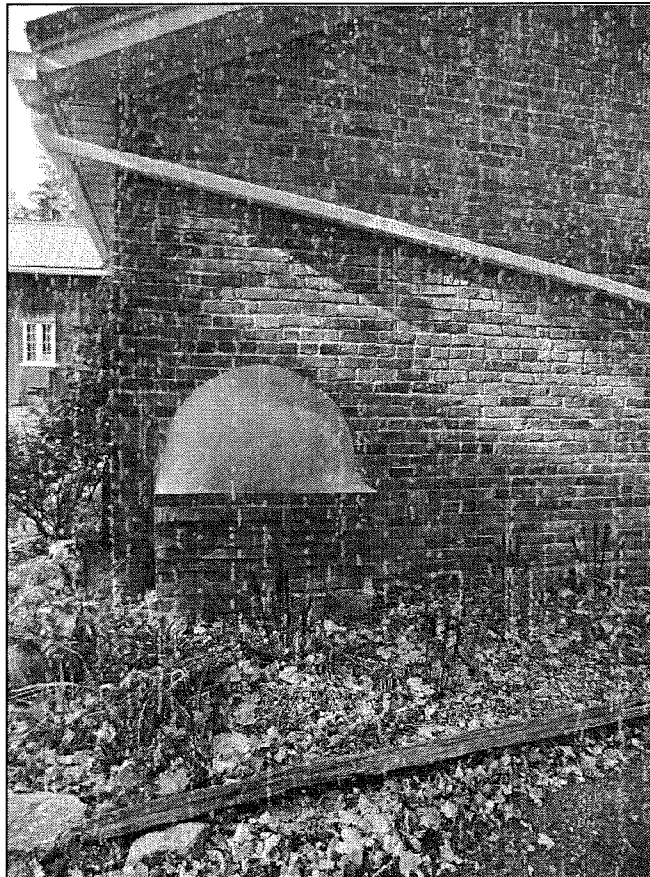


Figure 22: East Elevation of Bakehouse showing rear of bake oven

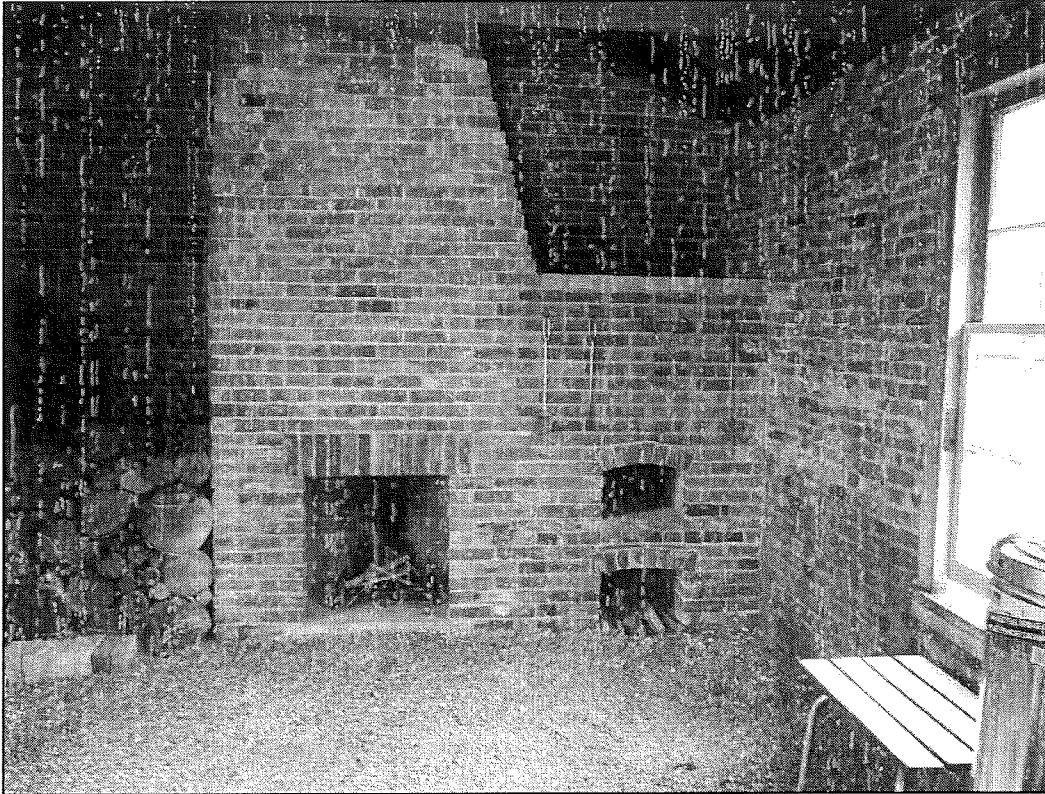


Figure 23: View of interior of c.1856 bake house, showing hearth and bake oven



Figure 24: North Elevations of outhouse (right) and smokehouse (left)



Figure 25: Rear of outhouse (left) and smokehouse (right)



Figure 26: North Elevation of c.1872 icehouse

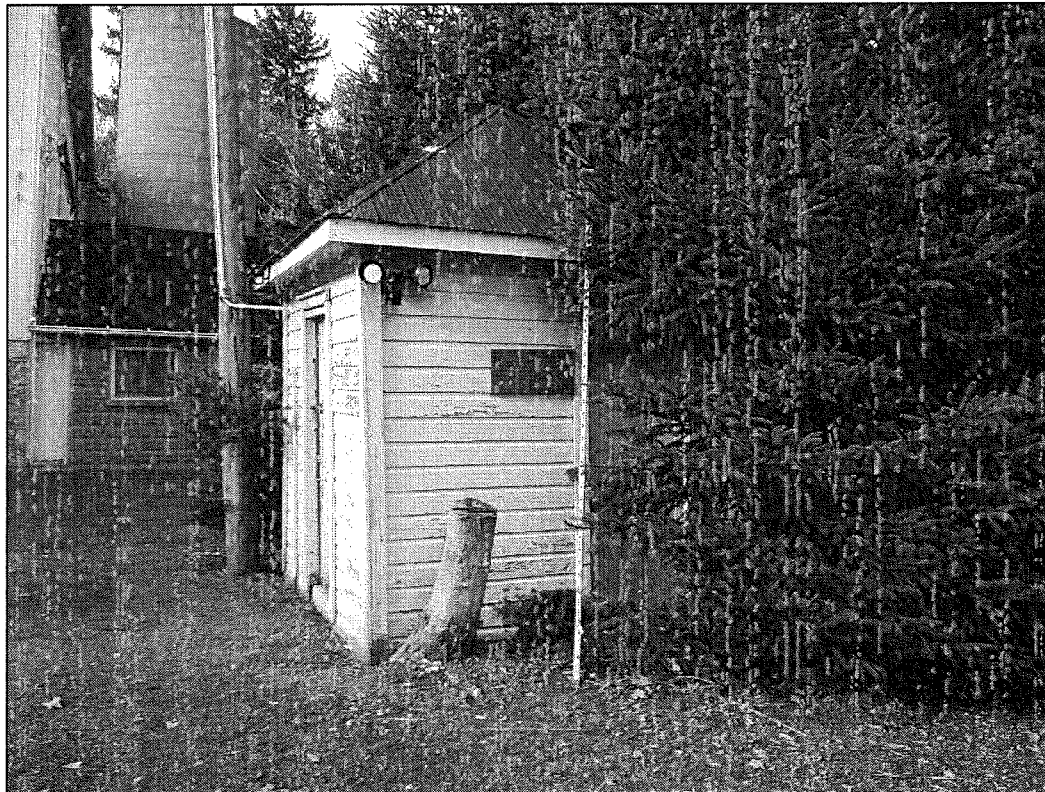


Figure 27: View of c.1920 milkhouse

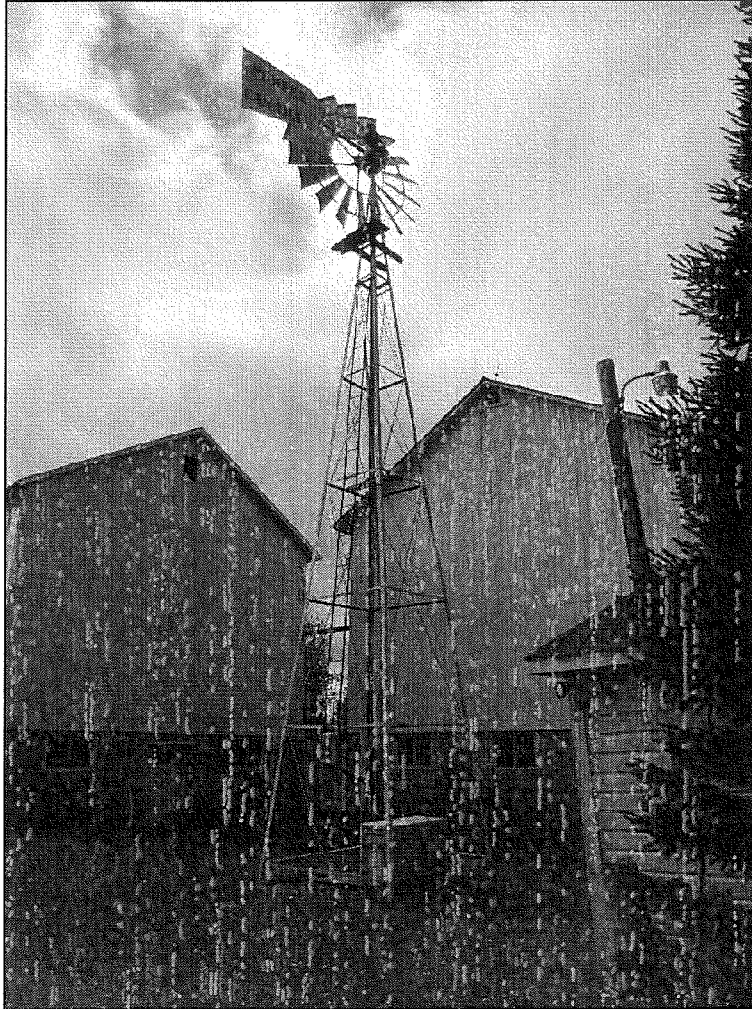


Figure 28: View of Horse Barn (left), Dairy Barn (right) and milkhouse (foreground)

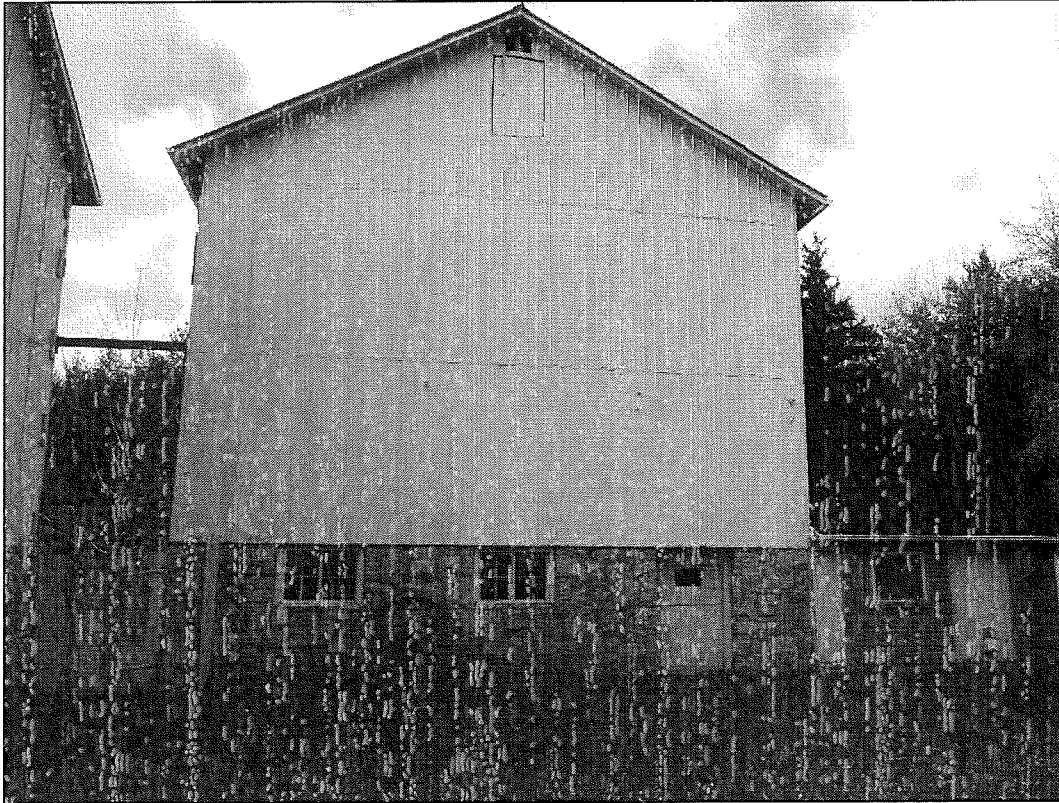


Figure 29: East Elevation of Dairy Barn

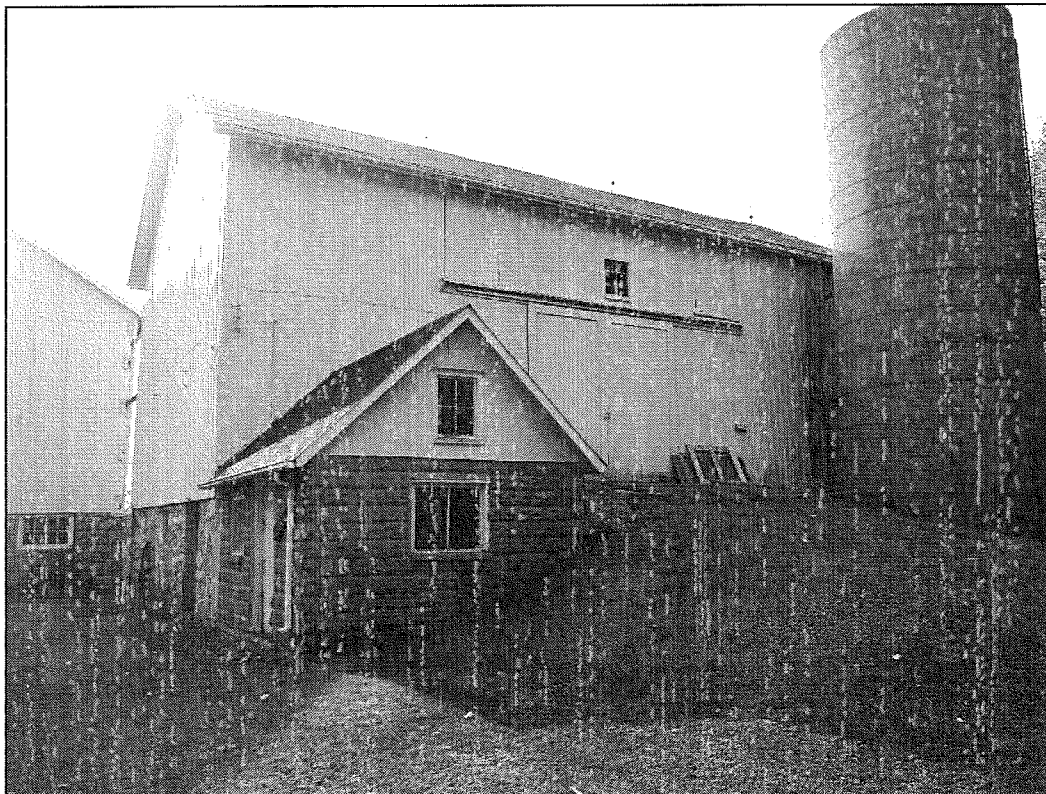


Figure 30: North Elevation of Dairy Barn, showing silo and 1942 attached milkhouse



Figure 31: North and East Elevations of Horse Barn

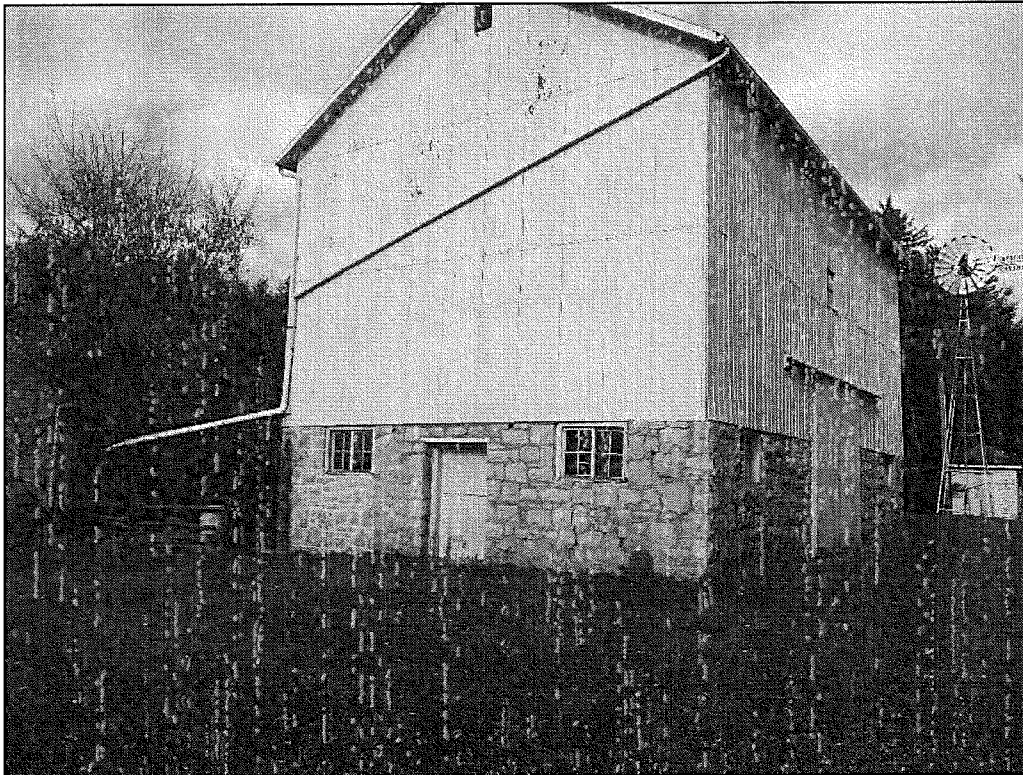


Figure 32: South and East Elevations of Horse Barn

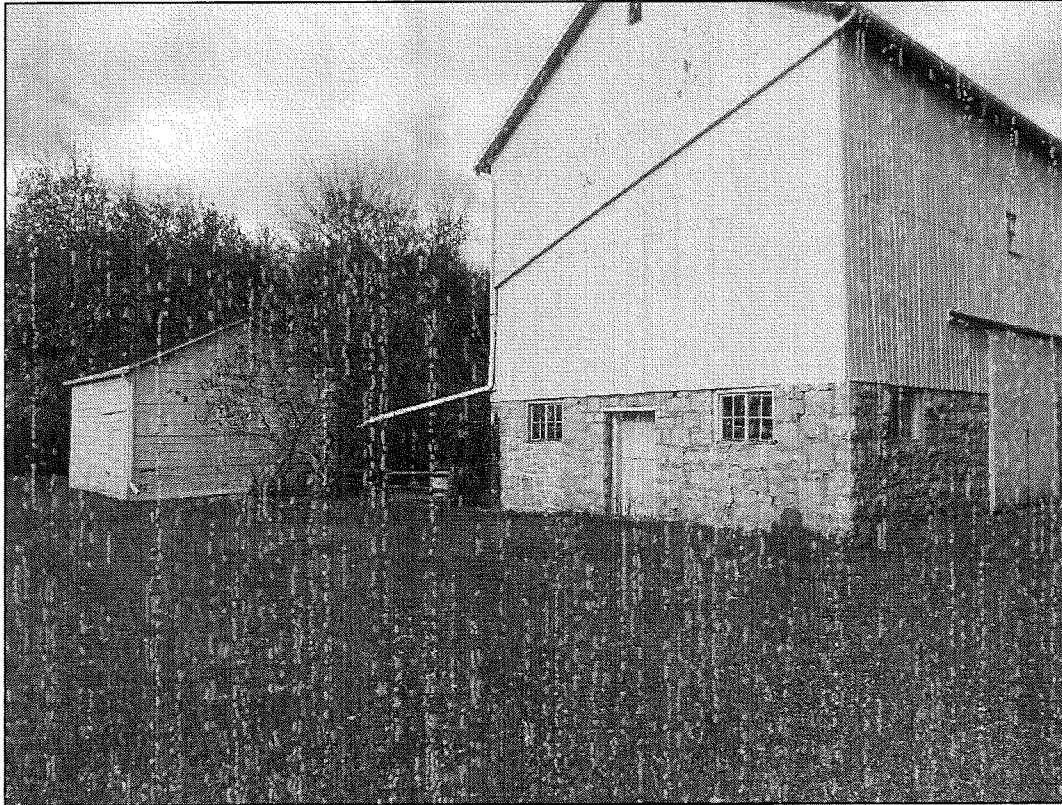


Figure 33: View of pre-1950 shed (left)



Figure 34: View of 1959 Equipment Shed



Figure 35: Interior View of farmhouse showing hand hewn beams



Figure 36: Interior of farmhouse showing framework of beams

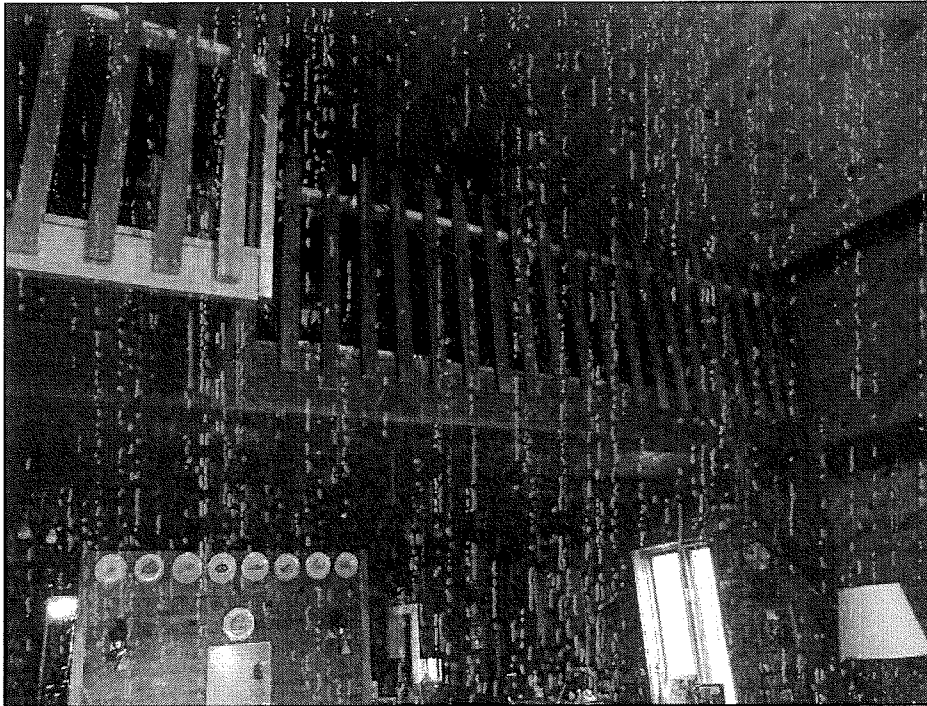


Figure 37: Interior of farmhouse showing framework of beams



Figure 38: Interior of farmhouse showing living room

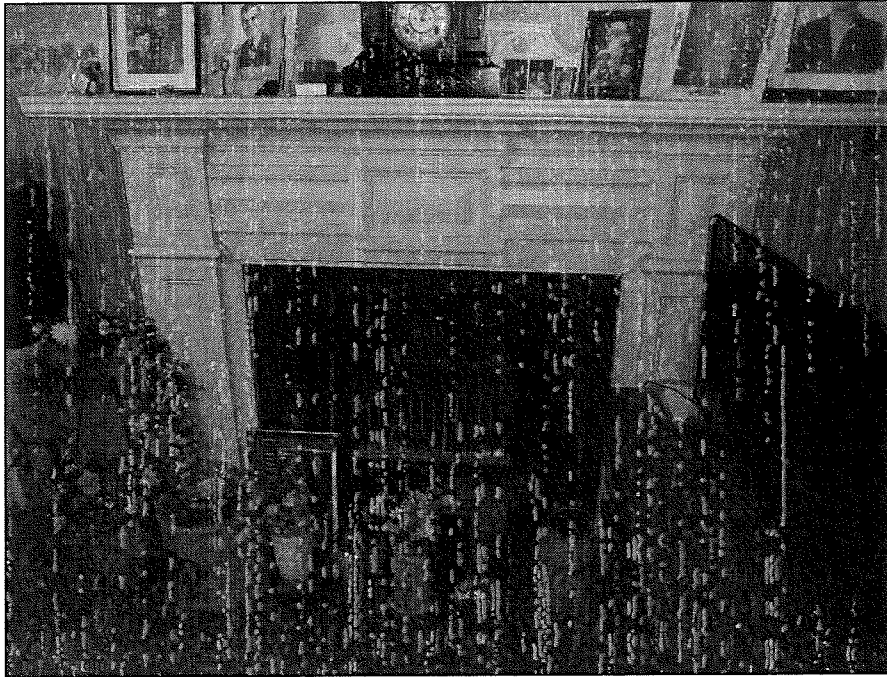


Figure 39: Detail of fireplace in living room of farmhouse

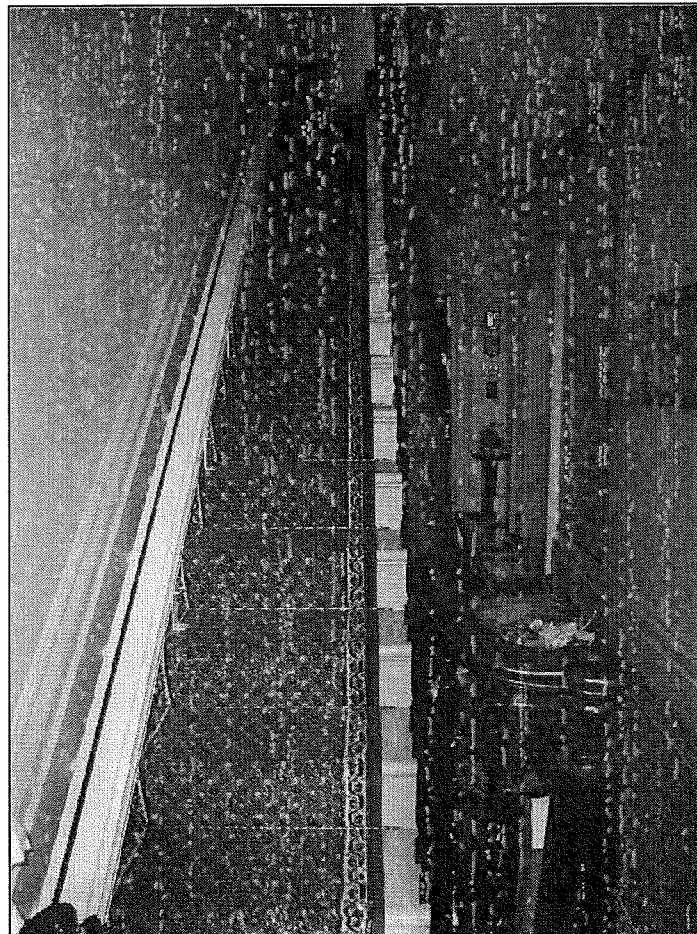


Figure 40: View of front hall in farmhouse



Figure 41: Detail of staircase



Figure 42: Detail of staircase



Figure 43: Interior of Main Entrance



Figure 44: Detail of Medallion in front hall



Figure 45:View of Study



Figure 46: Detail of medallion in study



Figure 47: Detail of trim in study

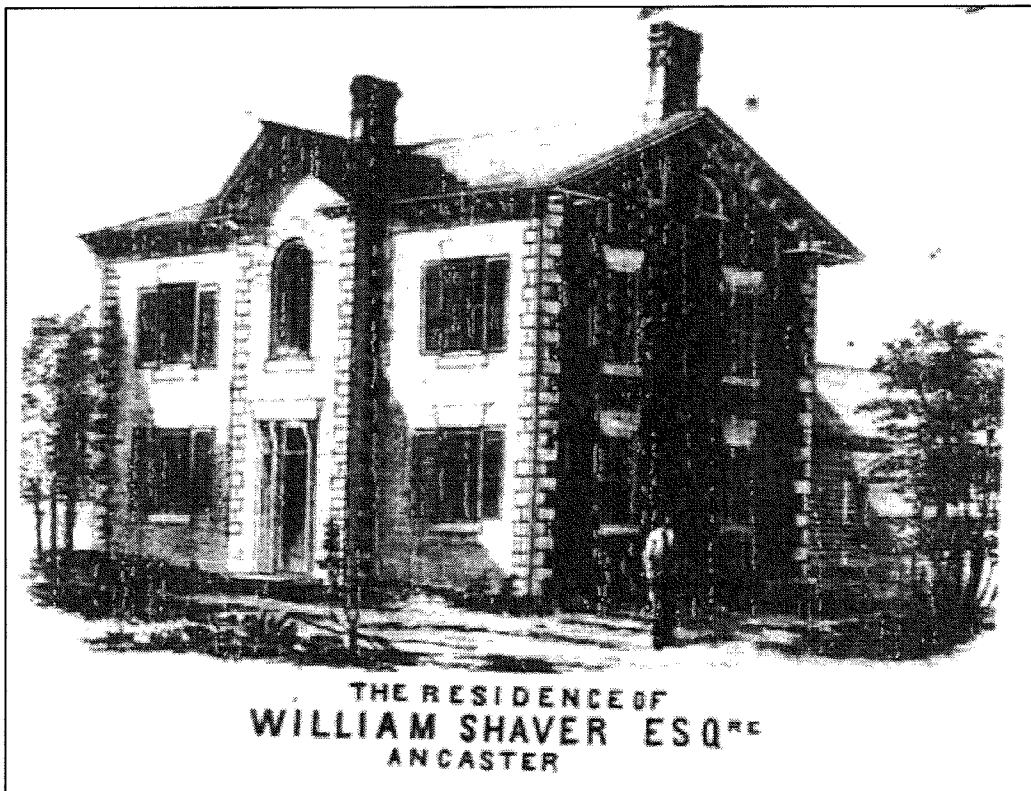


Figure 48: Farmhouse in 1859 (Map of Wentworth County 1859)

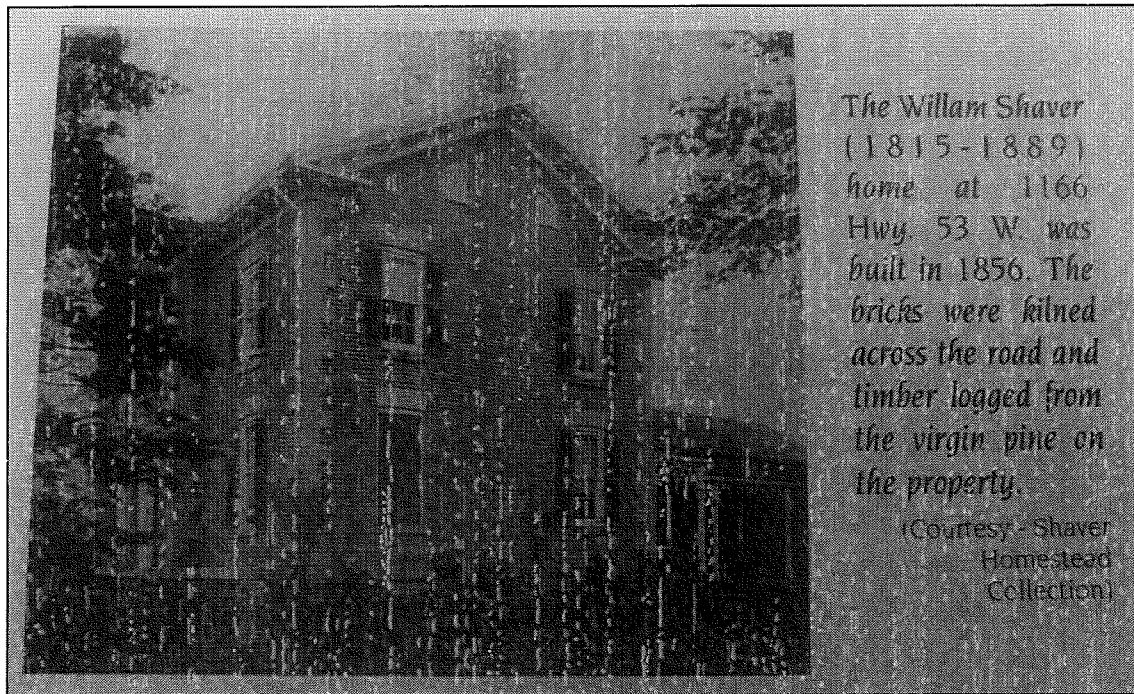


Figure 49: Farmhouse in late nineteenth century (Ancaster: A Pictorial History)

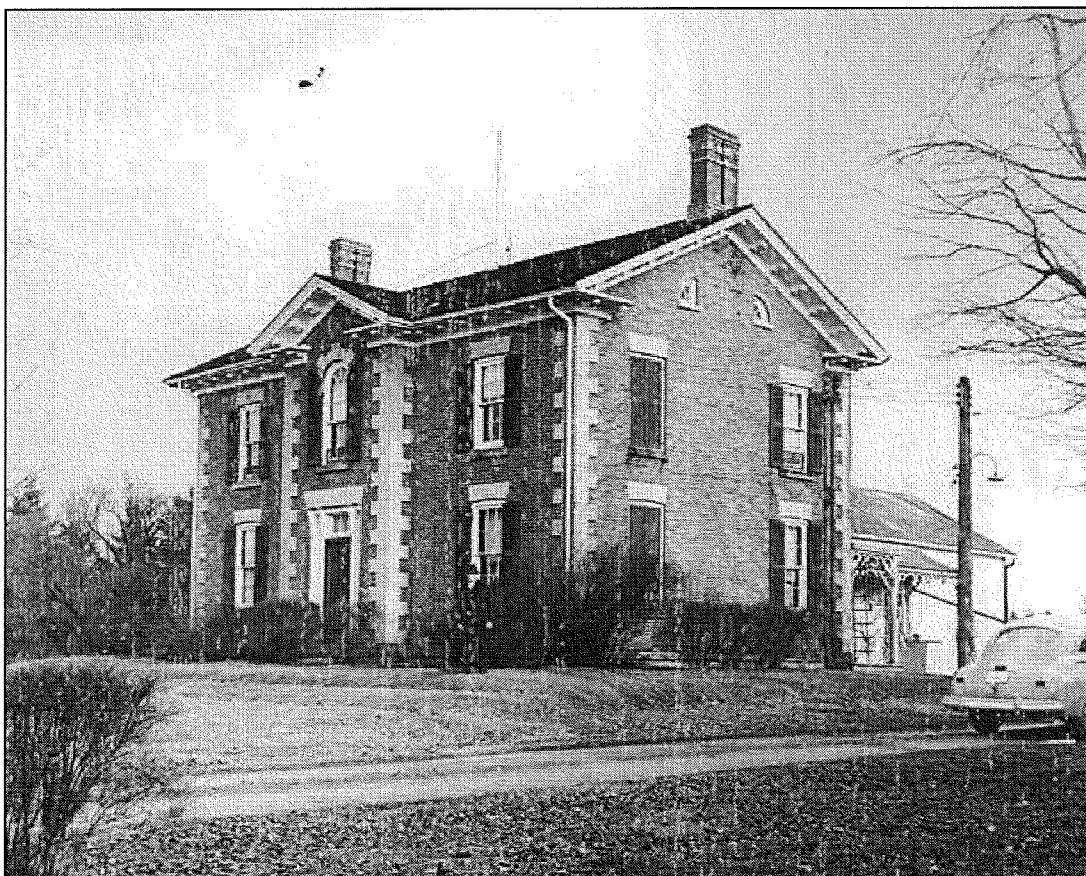


Figure 50: Farmhouse in 1952 (Hamilton Public Library: Local History and Archives)



Figure 51: Farmhouse in 1984 (Ancaster LACAC)



Figure 52: barnyard in 1984 (Ancaster LACAC)

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